

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: July 8, 2004

ITEM NO. 14

CASE NUMBER/
PROJECT NAME

17-DR-2004
Main Street Mews

LOCATION

6875 E Main St

REQUEST

Request site plan & elevations approval for a new townhome community

OWNER

MSR Properties LLC
480-637-6222

ENGINEER

Wood, Patel & Associates
480-834-3300

ARCHITECT/
DESIGNER

H & S International
480-585-6898

APPLICANT/
COORDINATOR

Irene Clary
Parklawn Homes LLC
480-363-2396

BACKGROUND

Zoning.

The current zoning of the site is Downtown District, Residential/Hotel Subdistrict Type 2, Planned Block Development, Downtown Overlay (D-RH-2, PBD, DO). This zoning district permits multi-family residential.

Context.

The existing Valley Ho Hotel is located on the north and south side of Main Street between 69th Place and 68th Street. The applicant has purchased the property south of Main Street from the Valley Ho. The subject project includes only the 2.84 acres south of Main Street and adjacent to 69th Street. On site, the existing Valley Ho Hotel building will be demolished to construct the proposed townhouse buildings. North of the site is the Valley Ho Hotel that will be completely renovated. West of the subject site is phase two of the Main Street Project that consists of a condominium building. Beyond 68th Street, is a single-family residential district (R1-7) consisting of single story homes. There are existing two story multi-family residential complexes south of the project zoned Downtown District, Residential/Hotel Subdistrict Type 2, Downtown Overlay (D-RH-2, DO) and Multi-Family Residential District, Downtown Overlay (R-5, DO). Small lot one and two story commercial properties zoned Central Business District, Downtown Overlay (C-2, DO) are found east of the site.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant requests site plan, landscape plan, and elevations approval of a townhouse community. The proposal includes 5 buildings that will contain a total of 62 two and three story units for a total of 180,615 sq. ft.

Development Information:

- Existing Use: Vacated Valley Ho Hotel
- Parcel Size: 2.84 acres (gross)
- Total Square Footage: 180,615 sq. ft.
- Allowed Height: 65 ft. within a PBD
- Proposed Height: 38 ft.
- Number of Units: 62 Townhouses
- Parking Required: 93 required
- Parking Provided: 124 provided (all unit garage spaces)

HISTORY

On April 1, 2004, the Development Review Board reviewed amended development standards for this project per the procedural processing requirements within the zoning ordinance for a Planned Block Development. At the hearing, the board members gave a unanimous direction of support for the amended development standards, which was forwarded to the Planning Commission and City Council with the zoning request. On May 17, 2004, the City Council approved the zoning request along with the proposed amended development standards.

On June 17, 2004, Staff presented the proposed project to the Board to generate discussion on how the project design responds to the regional and local context and how this site will contribute to the planning goals of the larger Valley Ho property. Specifically the board was asked to comment on the following two points:

- The design character of the proposed project and its relationship to the Valley Ho and surrounding area.
- Projects design response to regional influences (i.e. solar/climatic, materials and textures, southwest/local vernacular).

The Board members had many comments, discussion points, and some concerns with regards to the design of the building. The applicant has further refined the design, primarily with the color palette, to address these comments.

DISCUSSION

The applicant has designed the project to have the main entrance of each building to front a street or the common amenities area at the central portion of the site. Vehicle access to the site will be from a common private drive, the approximate abandoned Main Street alignment, shared with the Valley Ho to the north. There are two drives to the subject site from the common drive. Another access drive is provided from the alley along the south side of the site. The applicant has provided 2 garage spaces per unit (124 total spaces) for the owners from the back of the buildings. Guest parking will occur along the common drive and along 69th Street.

The applicant has incorporated some vertical breaks in the buildings to help break up the long linear masses of the facade. Depending on the buyer, the units may have two or three floors above the garage level helping to break up the long rooflines of the buildings. Each building will have a horizontal scored stucco base with an antique patina finish stucco above. The applicant has incorporated decorative precast concrete columns at the unit entrances, incorporated bay

windows composed of sand finish stucco at their base, and provided stucco coping as an accent throughout the building. Windows will be recessed and consist of clear Low-E glass with dark bronze anodized aluminum frames. Black decorative railings have been proposed at the main entrance steps and balconies. The main body of the building will be painted a deeper mustard yellow (Nuvoloto) while the base and trim a off white (Soft Echo). The entry doors and garage doors will be black to match the decorative railings.

The applicant will use a landscape palette that is similar to the Valley Ho project north of the site. Palm trees have been incorporated at the corner of 69th St. and Main Street and along the private drive (abandoned Main Street) to match the Valley Ho project. Orange trees, Texas Mountain Laurel, Indian Laurel Fig, Brazilian Pepper Trees, Fan-Texas (Rio Grande), and California Pepper trees have also been used on the site that is consistent with the Valley Ho plant palette. The applicant will also incorporate some Mulga Acacia, Chinese Pistache, and Evergreen Elm trees, ,and a variety of shrubs, and groundcover to the site.

STAFF
RECOMMENDATION

This project is not designed to duplicate the architecture of the theme districts (Old Town, 5th Avenue, Marshall way, etc.). The Downtown Design Guidelines contain goals for the downtown area, one of which includes “In newer districts where greater diversity exists; individual projects should be designed to contribute to district design goals and reinforce the city’s intent to strengthen community character.”

This property is on the western edge of what is identified as “Downtown”, and the architecture along 68th street is not as well – defined or represented by local influences as the architecture of buildings several blocks to the east.

Staff has worked with the applicant and there have been discussions about specific design elements. Overall, while this project doesn’t duplicate the design of other buildings, it creates variety in style in a location where variation is appropriate.

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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Randy Grant
Chief Planning Officer
Phone: 480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

ATTACHMENTS

- #1-Project Narrative
- #2-Context Aerial
- #2A-Close-Up Aerial
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Color Elevations (Buildings A and B)
- #7-Black and White Elevations (Buildings A and B)

- #8-Color Elevations (Buildings C and D)
- #9-Black and White Elevations (Buildings C and D)
- #10-Color Elevations (Building E)
- #11-Black and White Elevations (Building E)
- #12-Enlarged Color Partial Elevation
- #13-Color Perspective
- #14-Wall Details
- A-Fire Ordinance Requirements
- B-Stipulations/ Zoning Ordinance Requirements

Main Street Mews

69th Street and Main Street, Scottsdale
February 13, 2004

17-DR-2004

2-13-04

Project Narrative

Main Street Mews will be located on the southwest corner of Main and 69th Street, across from the soon to be resored Valley Ho Resort. **Originally** part of the resort property, the land currently has a conference center structure built on it, which was constructed in the 1960's. The structure is not currently being used. This part of the resort property was not part of the Historical Overlay granted to the resort approximately a year ago. Under an agreement between MSR properties and Parklawn, LLC it is proposed that the land will be redeveloped to contain two and three floor townhomes with a central amenity area. The development will be known as Main Street Mews.

Main Street Mews will be a townhouse development consisting of ⁵ individual buildings and a centrally located amenity area. Each building will be a cluster of standardized units arranged in different ways to accommodate site access and circulation. Inall, the project will consist of 62 individually owned units, each containing a two car garage. The unit types contain either two or three floors and are either 16'-8" or 18'-8" in width. There will be an amenity area centrally located on the site. The main features of the amenity area will be theplay pool and spa. Located within the fenced area around the pool will be a bbq., shade~~ramada~~, and areas for tables and lounge chairs. There will also be a small amount of turf within the amenity area. **Vehicular** access to the site will be from a ~~common~~ drive shared with the Valley Ho Resort. The common drive is near the original main street alignment. **Secondary** vehicular access will be from the alley to the south of the site. Guest parking will primarily be accommodated along the common drive (Main Street) and along 69th. Street.

The architecture of the development draws from the historic structures of Scottsdale-the **Loloma** School, the old Scottsdale High School and other historic structures in the Valley. The buildings will consist of a cast stone wainscot/ base with **antiqued** patina finish stucco above. **Details** including trims, copings and columns finished similar to the wainscot will also be used. Units within each building will be offset from each other to break up long h e a r masses, and to create shade and shadow for depth. Windows and doors will be recessed for **the same** reason. Material and colors compatible with the surrounding desert will be used throughout.



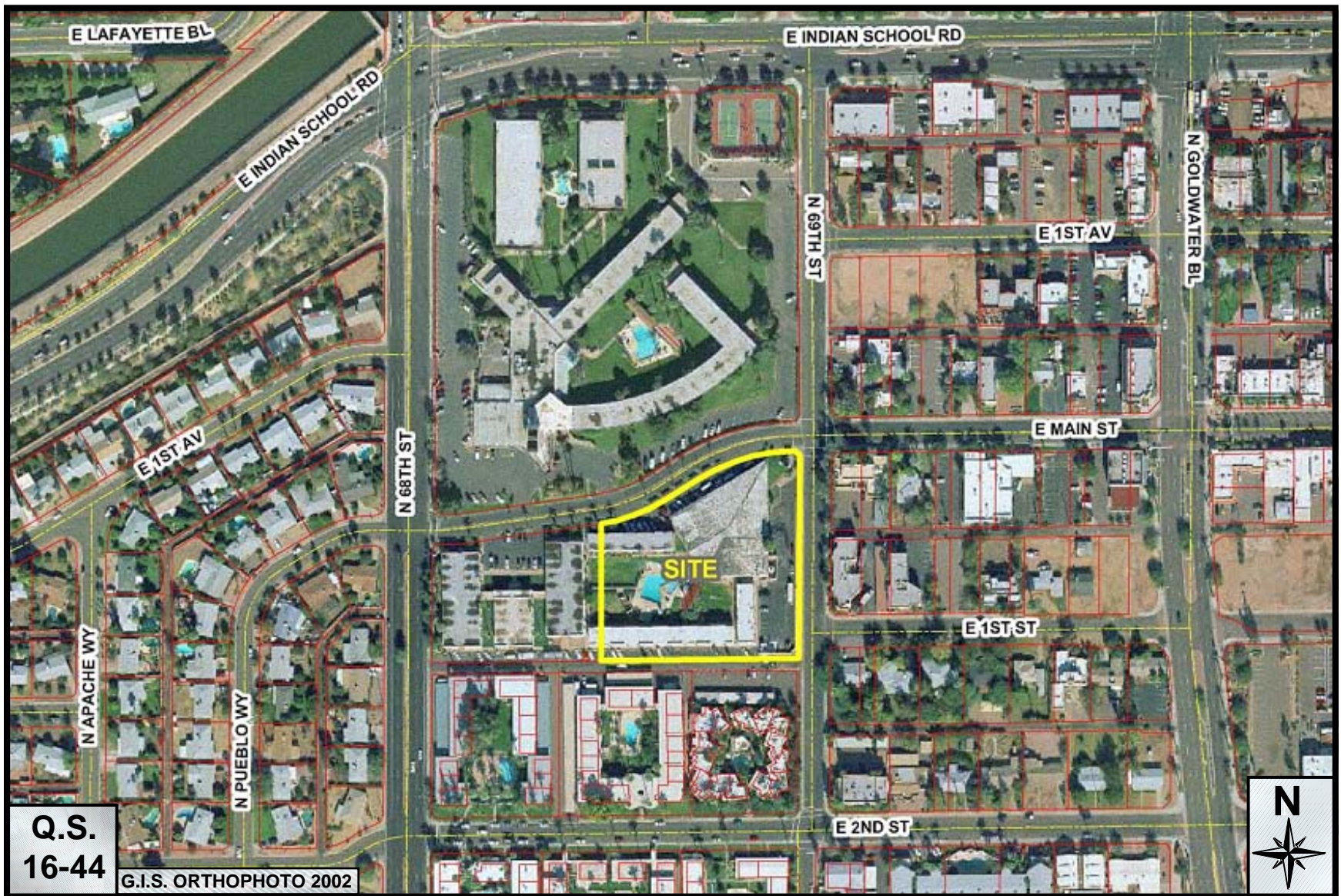
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G.I.S. ORTHOPHOTO 2002

Main Street Mews

17-DR-2004

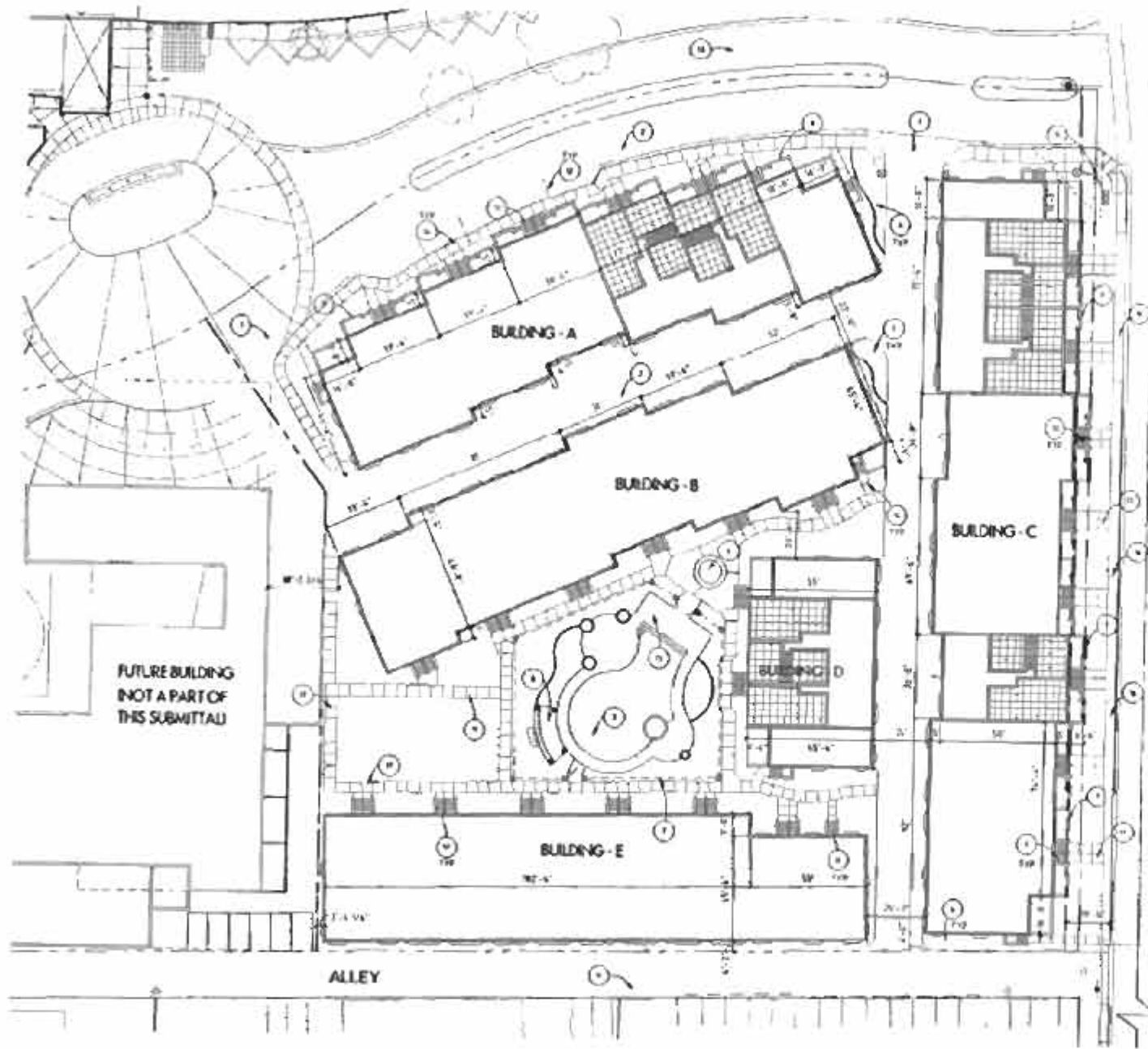
ATTACHMENT #2



Main Street Mews

17-DR-2004

ATTACHMENT #2A



PROJECT INFORMATION

SITE NO.	100-100	DATE	10/10/10
PROJECT NO.	100-100	DATE	10/10/10
PROJECT NAME	100-100	DATE	10/10/10
PROJECT ADDRESS	100-100	DATE	10/10/10
PROJECT CITY	100-100	DATE	10/10/10
PROJECT STATE	100-100	DATE	10/10/10
PROJECT ZIP	100-100	DATE	10/10/10
PROJECT COUNTY	100-100	DATE	10/10/10
PROJECT COUNTRY	100-100	DATE	10/10/10
PROJECT OWNER	100-100	DATE	10/10/10
PROJECT ARCHITECT	100-100	DATE	10/10/10
PROJECT ENGINEER	100-100	DATE	10/10/10
PROJECT LANDSCAPE ARCHITECT	100-100	DATE	10/10/10

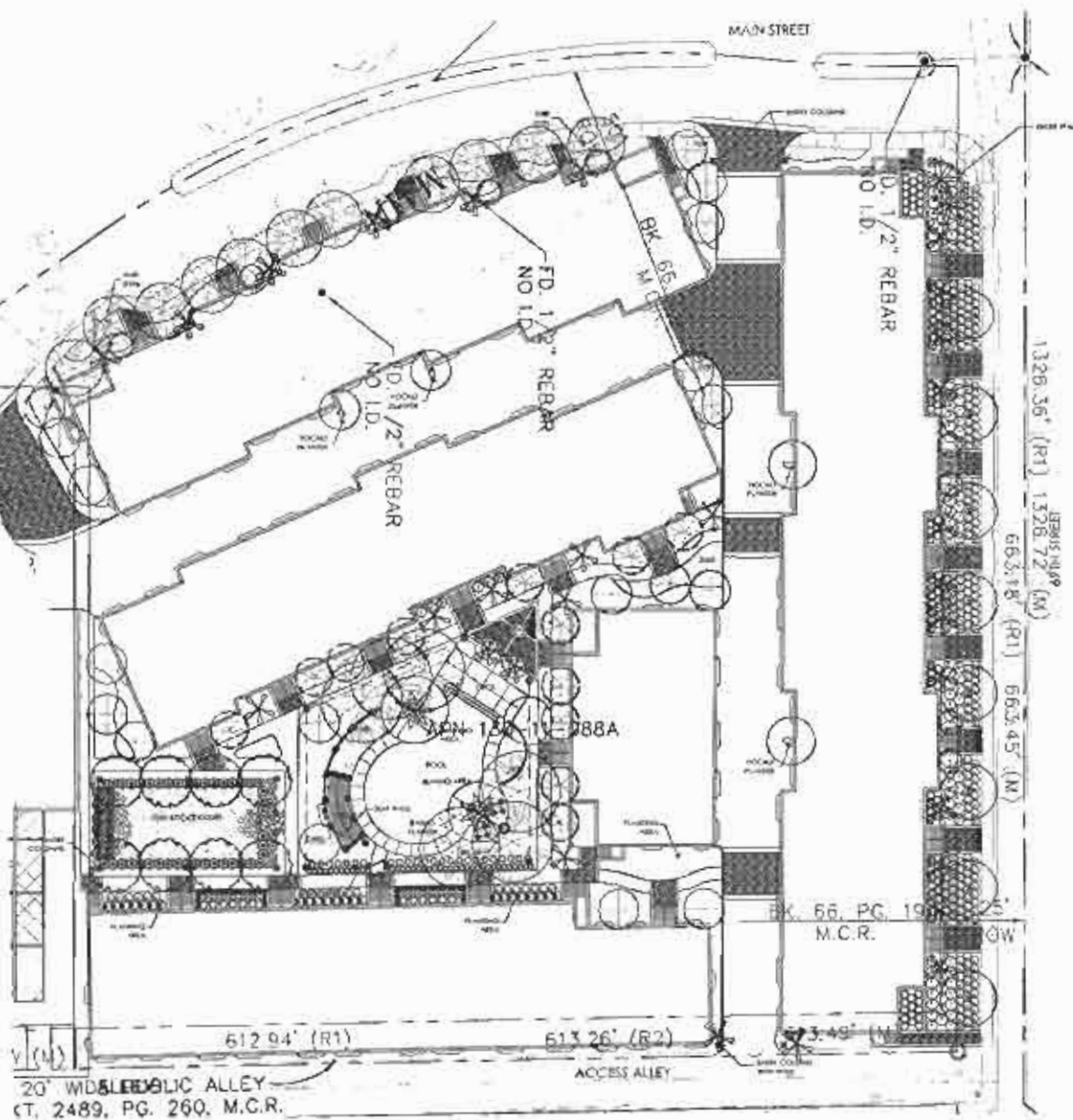
KEYNOTES

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REVISED SITE PLAN



ATTACHMENT #5

[illegible]

GREY PICKETT
landscape architecture community design

1997 年 12 月 31 日 止
1998 年 1 月 1 日 起
1998 年 1 月 1 日 起



H&S International

Beating the Devil's Deal?
 How is a major stock price
 recovery likely to
 turn out?
 Investment advisors believe the
 case for a
 recovery is strong.

Parklawn Homes - Main Street Mews

Scottsdale,

with two points 4169



PRELIMINARY - NOT FOR CONSTRUCTION





NORTH ELEVATION (MAIN STREET)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING A
SCALE 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING B
SCALE 1/8" = 1'-0"

KEYNOTES:

- 1. ARTIFICIAL PLASTER FINISH STUCCO
- 2. HORIZONTAL, ROUNDED STUCCO
- 3. DECORATIVE METAL ROILING
- 4. MULTIPLE GLASS, FLAT WINDOWS
- 5. DECORATIVE COLUMNS
- 6. STUCCO CORNER TRIM OVER FLAME PINE CL
- 7. WOOD TRIM
- 8. ELLIPTIC WINDOW
- 9. ORNAMENTAL LIGHT FIXTURE
- 10. PAINTED GARAGE DOOR
- 11. PAINTED WOOD DOOR
- 12. SIDE WALL WITH HORIZONTAL SPOONED STUCCO
- 13. FLAME WOOD SHIPBOARD TRIM IN STUCCO FINISH



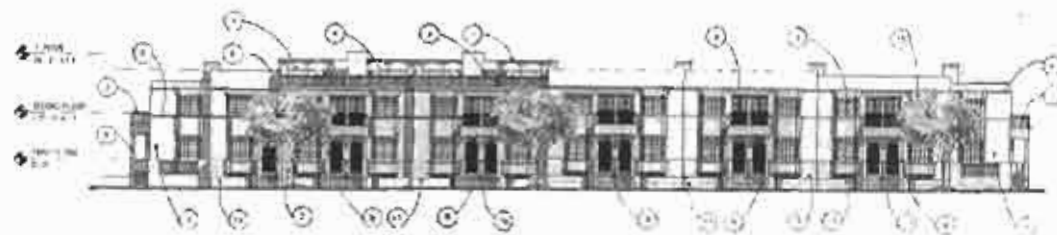
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MAIN STREET MEWS
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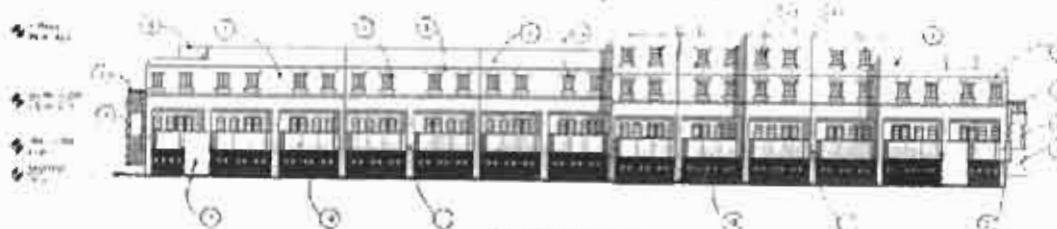
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NORTH ELEVATION (MAIN STREET)



WEST ELEVATION

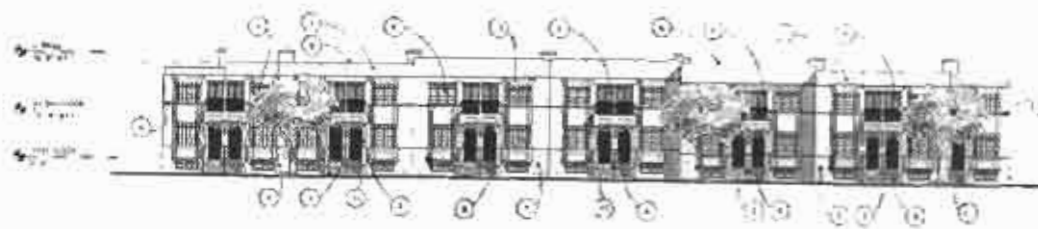


SOUTH ELEVATION



EAST ELEVATION

BUILDING A
SCALE 1/8" = 1'-0"



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

BUILDING B
SCALE 1/8" = 1'-0"

KEYNOTES:

- ARTICULATED PORTLAND CEMENT STUCCO
- HORIZONTAL BOARDED STUCCO
- DECORATIVE METAL FINISH
- WOOD SHUTTERS, PORTLAND CEMENT
- NO CLEARANCE SLABS
- DECORATIVE COLUMNS
- STUCCO CORNER TRIM OVER ROOF PROFILE
- WOOD TRIM
- ELLIPSE WINDOW
- ORIENTAL LIGHT FIXTURE
- PAINTED BRASS DOOR
- PAINTED BRASS DOOR
- STEEL WALL, NO HORIZONTAL
- BOARD STUCCO
- PORTLAND CEMENT STUCCO TRIM
- STUCCO TRIM



KEYNOTES

- 1 ARTS & CRAFTS STUCCO
- 2 HORIZONTAL SCORED STUCCO
- 3 DECORATIVE METAL RAILINGS
- 4 MULTIPLE MT. PLANE WINDOWS W/ CLIPPING GLASS
- 5 DECORATIVE COLUMNS
- 6 STUCCO CHIMNEY (SEE CROSS SECTION PROFILE)
- 7 WOOD TRIM
- 8 CUPOLA WINDOW
- 9 CIRCULAR METAL LIGHT FIXTURE
- 10 PAINTED SHUTTER DOOR
- 11 PAINTED WOOD DOOR
- 12 SIDE WALL WITH HORIZONTAL SCORED STUCCO
- 13 FORM WINDOW SURROUNDING TRAILER (PHOTOGRAPH)

REVISIONS - SEE THE CONSTRUCTION

EXTERIOR ELEVATIONS

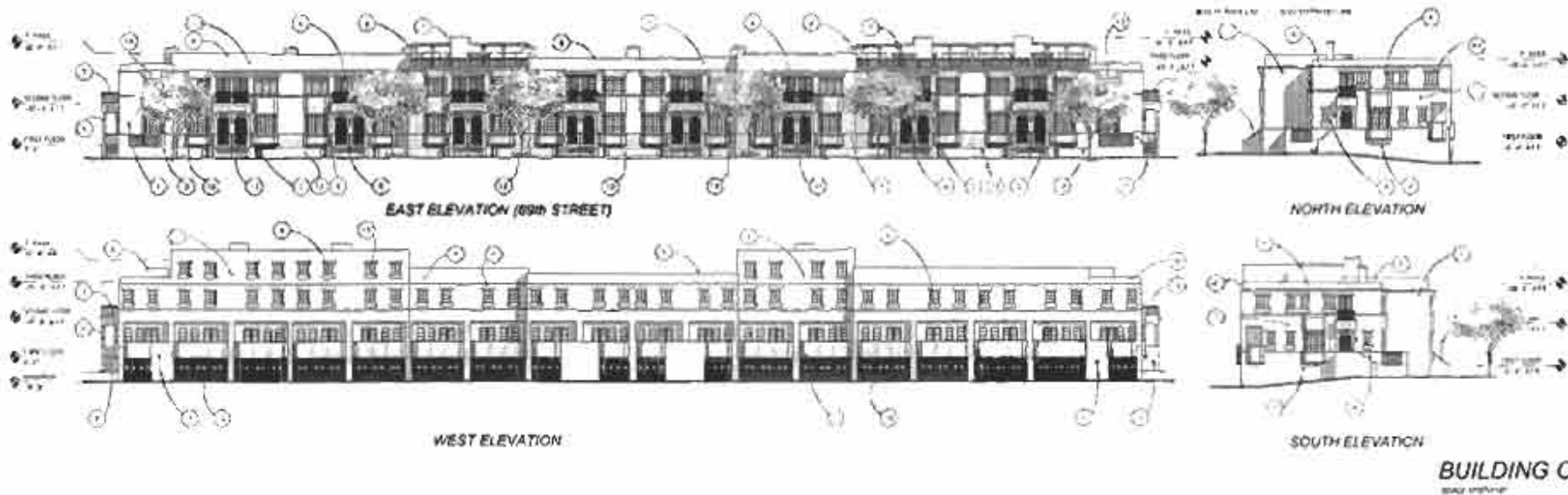
ELV-2

MAIN STREET MEWS

Sanctuary Avenue

1/8" Scale and Date

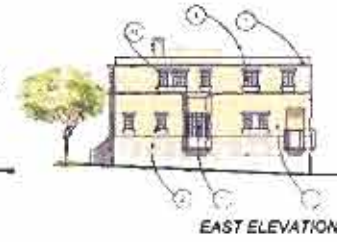
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- KEYNOTES:**
- ① WHITE ARTS/PAINT STUDIOS
 - ② WOODEN, SCORED STUDIOS
 - ③ COGNITIVE ARTS, PAINTS
 - ④ MULTIPLE ARTS, PAINTS, WOODWORK
 - ⑤ WOODEN, SCORED STUDIOS
 - ⑥ COGNITIVE COLUMNS
 - ⑦ STUDIOS, COGNITIVE ARTS, WOODWORK
 - ⑧ WOODEN, SCORED STUDIOS
 - ⑨ COGNITIVE ARTS, PAINTS
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NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

BUILDING E
SCALE 1/8" = 1'-0"



ENLARGED ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES:

- 1 ARTICULATED PATINA FINISH STUCCO
- 2 HORIZONTAL SCORED STUCCO
- 3 DECORATIVE METAL RAILING
- 4 MIA TULITE MET. FRAME WINDOWS W/ CLEAR LOW-E GLASS
- 5 DECORATIVE COLUMN
- 6 STUCCO COPING TRIM OVER FGAM PROFILE
- 7 WOOD TRUSS
- 8 ELLIPSE WINDOW
- 9 ORNAMENTAL LIGHT FIXTURE
- 10 PAINTED GARAGE DOOR
- 11 PAINTED WOOD DOOR
- 12 SITE WALL W/ HORIZONTAL SCORED STUCCO
- 13 FGAM WINDOW SURROUND FROM A STUCCO FINISH



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 www.nis-international.com



- KEYNOTES:**
- ① ARTISANAL FATHA TRIMM STUCCO
 - ② HORIZONTAL SCOPED STUCCO
 - ③ DECORATIVE METAL RAILING
 - ④ MILD TILT MT. JAMES WINDOWS
 - ⑤ CLEAN LOW-SEAL
 - ⑥ DECORATIVE COLUMN
 - ⑦ STUCCO CORNER TRIM OVER JOINT PROFILE
 - ⑧ WOOD TRIM
 - ⑨ SLIPPER WINDOW
 - ⑩ ORNAMENTAL LIGHT FIXTURE
 - ⑪ PAINTED GARAGE DOOR
 - ⑫ PAINTED WOOD DOOR
 - ⑬ GYPSUM WALL IN HORIZONTAL SCOPED STUCCO
 - ⑭ JOINT WOOD SURROUND TRIM IN STUCCO FINISH



KEYNOTES:

- 1. OFFICE NATURAL FINISH STUCCO MANUFACTURED
- 2. HORIZONTAL BOARDS STUCCO
- 3. DECORATIVE METAL RAILING (BLACK)
- 4. INSTALL 4x4x8 FRAME WINDOWS (SALVAGE BRASS) IN CLEAR GLASS
- 5. DECORATIVE PRECAST CONC. COLUMN
- 6. STUCCO CORNER TRIM (SALVAGE PROFILE) TO MATCH SPACING
- 7. ROOF 2x10x12 WOOD TRUSS (SPAN OF 16')
- 8. 2x4x8 WINDOW
- 9. ORNAMENTAL LIGHT FIXTURE
- 10. PAINTED GARAGE DOOR
- 11. PAINTED WOOD DOOR (BLACK) (MATCH STUCCO)
- 12. SITE WALL - MONOCRYSTAL
- 13. 4x4x8 WINDOW (SALVAGE TRIM IN STUCCO FINISH)
- 14. SAND FRESH STUCCO TO CORNER SPACING

ENLARGED PARTIAL ELEVATION

SCALE 1/4" = 1'-0"



HCS International LLC
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MAIN STREET MEWS

1/4" = 1'-0"

DATE	10-27-10
BY	ELV-3A
CHECKED	10-27-10
DATE	10-27-10
BY	ELV-3A
CHECKED	10-27-10

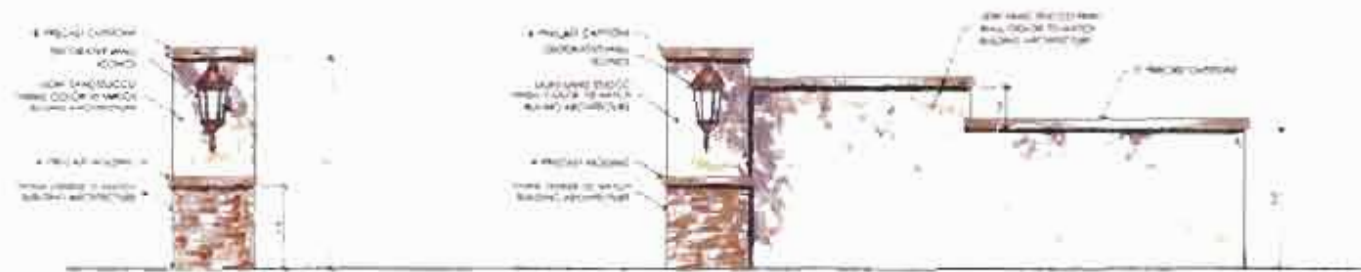
ELV-3A

ATTACHMENT #13



WYOMING STREET IMPROVEMENT
WYOMING STREET FROM TOWNHOMES TO VALLEY HILL RESORT





See Walls & Columns



ENTRE WALL

17-DR-2004
2-13-04

GREY
landscape architecture

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MAIN STREET MEWS
6875 E. MAIN STREET
" REVISED "
SCOTTSDALE, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

SEE THE D.R. SITE FOR THE LOCATION OF THE FIRE LANES. NO PARKING ALONG THE NORTH ENTRANCE & A PORTION /THE S' DR.
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 7. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 (SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 8. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☒ 9. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 10. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER(S) OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 11. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 12. NUMBER OF FIRE HYDRANTS REQUIRED, TWO. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) RAMADA & GARAGE
- ☒ 14. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 15. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. PERMIT FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED REQUIRES THAT A COMPLETED HMMP BE PROVIDED WITH SUBMITTAL OF BUILDING PLANS.
- ☒ 16. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 17. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4" (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 18. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF _____ CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS MAY BE REQUIRED.

19. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA (2002 EDITION) & CITY ORDINANCE. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
UNDERGROUND PARKING GARAGE, MERCANTILE & RESIDENTIAL
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA;
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES:
.45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM. --

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: Main Street Mews Case 17-DR-2004

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations (sheets ELV-1, ELV-2, and ELV-3) submitted by H&S International LLC with a drawing date of 6/21/2004.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the revised site plan (sheet S-1) submitted by H&S International LLC with a drawing date of 6/21/2004.
 - c. Landscaping and hardscape, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by H&S International LLC with a drawing date of 6/18/2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
5. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
6. Dooley wall fencing shall not be allowed.
7. All walls shall match the architectural color, materials and finish of the building(s).
8. Details and elevations for structural design, materials, colors, height, and finish for walls over three feet in height shall be included in the architectural set when submitting final plans.
9. The materials, colors, and finishes of the buildings shall match the color samples submitted by H&S International LLC and having a staff receipt date of 6/28/2004.
10. Decks, fences, trellises, and other improvements around the pool area shall return for staff review and approval prior to final plans submittal. The process shall be subject to the project coordinators determination.

ATTACHMENT B

Ordinance

- A. Documents shall be revised as necessary prior to final plans submittal to demonstrate compliance with all applicable federal, state, and local laws pertaining to access for persons with disabilities. These considerations include, but are not limited to the widths and vertical clearance of garages where handicapped access is required.
- B. Buildings and site walls shall comply with the stipulations of case 1-ZN-2004.

SITE DESIGN:**DRB Stipulations**

- 11. Obstructions over two feet in height above the adjacent street shall not be permitted in site visibility triangles as defined in the city of Scottsdale Design Standards and Policies Manual, Section 3.1, Figures 13 and 14, as applicable. Figure 13 shall be applied at all intersections of driveways and streets.

Ordinance

- C. Signs are subject to a separate approval and review process.
- D. Pools and spas are subject to a separate approval and review process. Approval with this application only includes the conceptual location and architectural elements.
- E. Access driveways for garage parking must be a minimum of 24 feet in width.
- F. The main street abandonment (case 7-AB-2002) must be finalized prior to the issuance of any building permits for the proposed buildings.
- G. A land division establishing the property boundaries as shown on the above referenced site plan shall receive staff approval prior to submittal of construction documents. The land division shall receive final plans approval and be recorded with Maricopa County prior to or concurrent with the issuance of any building permits for the proposed buildings.
- H. No walls or other obstructions over three feet in height shall be permitted in the required setback area along 69th Street.
- I. Encroachment permits shall be obtained as required for any work in the public Rights-of-Way.
- J. Site improvements shall comply with the stipulations of case 1-ZN-2004.

LANDSCAPE DESIGN:**DRB Stipulations**

- 12. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 13. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 14. All plant species, except for a small amount of turf as permitted by Article VII of the City Code, shall be selected solely from the Arizona Department of Water Resources Low Water Use Plant List.
- 15. All plants within site visibility triangles as defined in the City of Scottsdale Design Standards and Policies Manual, Section 3.1, Figure 13, shall be selected solely from the City of Scottsdale Recommended Plant List for Site Line Triangles. D.S.&P.M. 3.1-13 shall be applied to all intersections of site driveways and streets.
- 16. Obstructions over two feet in height above the adjacent street shall not be permitted in site visibility triangles as defined in the city of Scottsdale Design Standards and Policies Manual, Section 3.1, Figures 13 and 14, as applicable.
- 17. Areas of turf that do not meet ordinance requirements shall be replaced by low water use plants shall be landscaped to match the approved plant palette and density.

Ordinance

- K. One mature tree shall be provided per 400 square feet of landscaped area.
- L. The minimum box size for trees is 15 gallons.
- M. No shrub or ground cover shall have a projected mature height of greater than three feet in the required front setback area.
- N. All landscaped areas shall have a natural topping. Areas in decomposed granite or similar natural topping shall have a minimum cover depth of two inches.
- O. Landscaped areas in natural topping shall have a maximum plant spacing of seven feet between projected mature canopies, except as otherwise stipulated herein.
- P. Landscaped areas in natural topping that are in or adjacent to public Rights-of-Way shall have a maximum plant spacing of four feet on center.
- Q. Shrubs in and adjacent to public Right-of-Way shall have a minimum size of five gallons.
- R. The developer shall submit evidence of approval of the water feature by the Water Resources Department the time of final plans submittal.
- S. Turf shall be reduced to amounts permitted by article VII of the City Code. The landscape plans shall show calculations of turf amount permitted and provided. Each discrete area of turf shall be labeled with its square footage.
- T. Site improvements shall comply with the stipulations of case 1-ZN-2004.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 18. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for: sign lighting; landscape lighting; and decorative lantern style fixtures mounted to entry walls or poles along pedestrian ways. The maximum permitted number of the decorative lantern style fixtures shall be 26.
- 19. The individual luminaire lamp shall not exceed 100 watts, except that landscape lighting and decorative lantern style fixtures (such as catalogue number ALN 440 DC) shall have a single lamp with a maximum of 50 watts.
- 20. Lantern style fixtures shall contain diffused lenses.
- 21. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 12 feet.
- 22. All exterior light poles, pole fixtures, and yokes, shall be a flat black or dark bronze.
- 23. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, not including the gasoline canopy area, shall not exceed 1.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 4.0 foot-candles. All exterior luminaries shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.

Landscape Lighting:

- e. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- f. Landscaping lighting shall only be utilized to accent plant material.
- g. All landscape lighting directed upward, shall be aimed away from property line.
- h. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 24. No exterior vending or display shall be allowed.
- 25. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- U. At the time of review, the applicable zoning case for the subject site was: 1-ZN-2004.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

- 27. Architectural Site Plan, by Greey/Pickett, dated 2/11/04
- 28. Preliminary Drainage Report, by Wood, Patel & Associates, Inc., dated 2/3/04

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

- 29. Provide minimum of 24 ft. wide alley way width and driveway width.
- 30. Provide protected "curbed" landscaped areas for the installation of single water meters.
- 31. Revise the curve radiuses for the Western Driveway from the cul de sac through the connection to the alleyway to allow better access for the Emergency and Sanitation vehicles.
- 32. Provide spaces for the Trash Enclosures or Trash Containers (if Private containers are desired).

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

- 33. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- 34. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager
- c. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- d. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- e. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- V. On-site stormwater storage is required for the full 100-year, 2-hour storm event unless a waiver is submitted and approved for Pre Vs. Post Development stormwater to the City's Stormwater Management Division. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
 - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
 - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- W. Developers Representative shall submit a Stormwater Storage Waiver for this development to the City's Stormwater Management Division for their review and approval. This approval is required prior to the submittal of the final Construction Documents for review.
- X. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- Y. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.
- Z. Street Crossings:
 - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

DRB Stipulations

- 35. If a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance to Figure 8.1-1 of the City's Design Standards and Policies Manual.

36. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
37. The developer shall design and construct both driveways in general conformance with City of Scottsdale Design Manual Fig 3.1-19 Type CH-1.
- .

Ordinance

- AA. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

STREET LIGHTS:**DRB Stipulations****Ordinance.**

- BB. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:**DRB Stipulations**

38. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- CC. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS:**DRB Stipulations**

39. Sight distance easements shall be dedicated over sight distance triangles.
- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
40. Vehicular Non-Access Easement:
- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 69th Street Road except at the approved driveway location.
41. Well Site Dedication:
- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.
42. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to

access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

DD. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of ____ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

EE. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

DRB Stipulations

43. If Individual 80 Gallon containers are provided, need to provide an adequate space for them to be collected.
44. If individual 80-gallon refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.
45. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1, for single enclosures and #2147-1 for double enclosures.
46. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

FF. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (3) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

GG. Underground vault-type containers are not allowed.

HH. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

II. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

47. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
48. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

49. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- JJ. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.
- KK. The water System proposed for this development shall be looped from two separate sources.
- LL. Pressure & Flow Test shall be included with the Construction Plans submittal.

WASTEWATER:

DRB Stipulations

50. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
51. On-site sanitary sewer shall be privately owned and maintained.
52. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- MM. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

53. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

NN. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

54. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.